056.0	0002	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,200 / 674,200
					USE VALUE:	674,200 / 674,200
					ASSESSED:	674,200 / 674,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEBER MARK A
Owner 2:	
Owner 3:	
Street 1:	33 LAUREL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KORRECK KELLEY E -
Owner 2:	WEBER MARK -
Street 1:	33 LAUREL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,326 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Wood Shingle Exterior and 1756 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6326.000	247,400		426,800	674,200
Total Card	0.145	247,400		426,800	674,200
Total Parcel	0.145	247,400		426,800	674,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.94 | /Parcel: 383.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37374
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,400	0	6,326.	426,800	674,200	674,200	Year End Roll	12/18/2019
2019	101	FV	218,400	0	6,326.	426,800	645,200	645,200	Year End Roll	1/3/2019
2018	101	FV	218,400	0	6,326.	286,600	505,000	505,000	Year End Roll	12/20/2017
2017	101	FV	218,400	0	6,326.	274,400	492,800	492,800	Year End Roll	1/3/2017
2016	101	FV	218,400	0	6,326.	250,000	468,400	468,400	Year End	1/4/2016
2015	101	FV	217,300	0	6,326.	201,200	418,500	418,500	Year End Roll	12/11/2014
2014	101	FV	217,300	0	6,326.	179,900	397,200	397,200	Year End Roll	12/16/2013
2013	101	FV	217,300	0	6,326.	170,700	388,000	388,000		12/13/2012

!4634!

PRINT

Date	Time
12/10/20	19:37:55

LAST REV

Date	Time
04/16/19	14:10:18
apro	
4634	

USER DEFINED

Prior Id # 1:	37374
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KORRECK KELLEY	60394-349		11/1/2012	Convenience	1	No	No		
SCOTT MARY Y/TR	53313-277		7/31/2009		390,000	No	No		
COLEMAN MARGARE	51102-7		4/29/2008	Family	1	No	No		
	12579-94		1/15/1974		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2009	127	Redo Bas	10,000	C				
10/17/2008	1307	Redo Kit	40,000					new deck/2 entry d

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Meas/Inspect	372	PATRIOT
2/1/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6326		Sq. Ft.	Site		0	70.	0.96	11									426,847						426,800	

Total AC/HA: 0.14522 | Total SF/SM: 6326 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 426,847 | Spl Credit | Total: 426,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	128.224
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303879
Depreciation:	56522
Depreciated Total:	247358

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

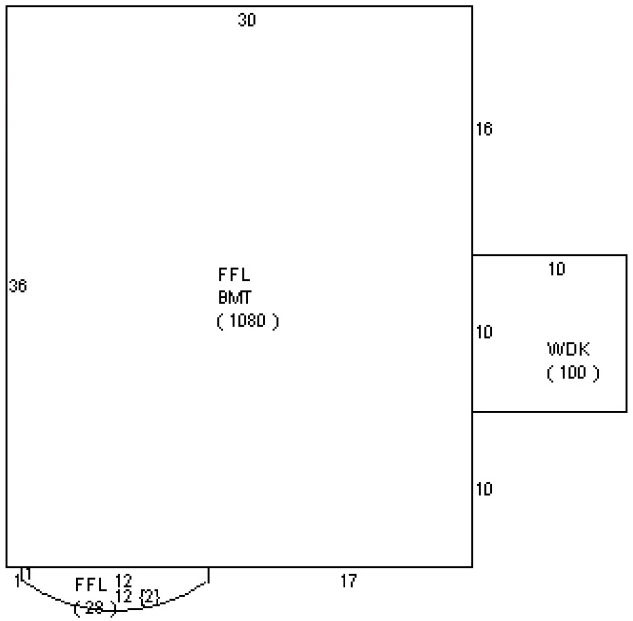
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,108	128.220	142,073
BMT	Basement	1,080	66.160	71,457
WDK	Deck	100	16.000	1,600

Net Sketched Area:	2,288	Total:	215,130
Size Ad	1108	Gross Are	2288	FinArea	1756
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.22
Special Features:	0	Val/Su Net:	108.13
Final Total:	247400	Val/Su SzAd	223.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0002-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	